

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

08-158

Orleans

EAS.1306

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): North Eastham

Photograph



Address: 35 Oak Road

Historic Name: Earl K. Horton House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: 1929

Source: Deed and mortgage records

Style/Form: No Style

Architect/Builder: Unknown/ Earl and Clayton Horton

Exterior Material:

Foundation: Concrete block, concrete

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Large addition on right (west) side (date unknown)

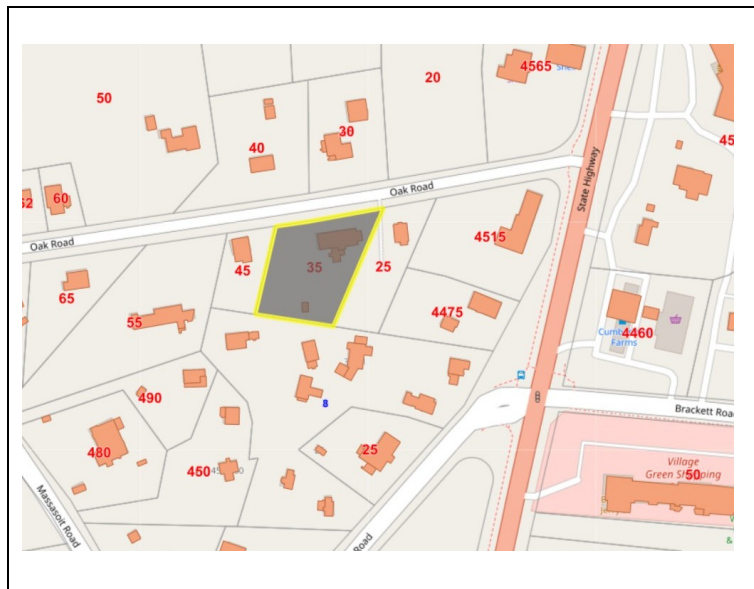
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.64 acres

Setting: This property is sited on the south side of Oak Road just west of the State Highway. The surrounding area includes modest houses built in the mid- to late-20th century, and a professional office. This house is set fairly close to the street. An asphalt driveway leads up the west side of the house. The parcel remains largely forested.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

35 OAK ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.1306

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Earl K. Horton House, built in 1929, appears to have begun as the left (east) block – a one-story form with a shallow-pitched, side-gable roof. This block likely rests on a concrete block foundation. The west addition is stepped down slightly and rests on a concrete foundation. The elevations are clad in wood shingles with plain cornerboards. The roofs are clad in asphalt shingles, and both forms have deeply-projecting eaves. The front elevation of the original block is symmetrical with a centered door and paired windows on each side. All the windows have been replaced, and no longer have wood surrounds.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

As can be seen on the 1910 Barnstable County Atlas (Figure 2), Oak Road was located south of the North Eastham Train Station, and connected County Road (aka State Highway) to Massasoit Road where Brackett General Store was located. The store was cited as a reference point in early-20th century parcel descriptions on Oak Road. This house was built on a parcel sold by Clayton O. Horton, unmarried, of Eastham in February 1928 to Earl K. Horton, also of Eastham.¹ By the time Earl K. Horton took out a mortgage with the Sandwich Co-Operative Bank in May 1930, the house had been built. Earl K. Horton (1898-1984) married Josephine Angelo Zimmer (1889-1996) in 1922 in Eastham. Earl K. Horton was listed as a shell fisherman and then house carpenter in census records. This was a professional evolution common to many men in Eastham as summer cottage development in Eastham expanded. Clayton Horton, who sold him this parcel, was Earl's brother and also a carpenter. It seems very likely that they built this cottage themselves.

Unfortunately, in 1932, Earl and Josephine Horton lost this house through foreclosure by the Sandwich Co-Operative Bank.² In 1935, the bank sold this property and gave a mortgage to James P. and Lucille B. Brewer of Eastham, but they too lost the house through foreclosure the next year.³ It would seem likely that the Great Depression played a role in the Hortons' and Brewers' financial difficulties. The United States Geological Survey (USGS) began conducting Cape-wide aerial photographic surveys in 1938. In that first series, this house is shown as one of three along Oak Road (Photo 2).

¹ Barnstable County Registry of Deeds, Book 454/ Page 414.

² Book 492/ Page 145.

³ Book 509/ Page 444, Book 540/ Page 161.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

35 OAK ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.1306

The bank sold the property in 1942 to Herbert and Margaret E. Moore of Eastham.⁴ Herbert Lecount Moore (1906-1951) appears to have spent his career working for Quincy A. Shaw on his golf course. Shaw built his summer home overlooking Salt Pond Bay in ca. 1914 (630 Nauset Road Rear, EAS.1301), and then proceeded to build the private 18-hole Cedar Banks Links golf course. It was laid out between 1925 and 1928 on former asparagus and turnips fields and surrounding marshland owned by Quincy Shaw as well as his neighbors.

Herbert Moore died in 1951, and that same year, his wife Margaret, now living in Rowley, MA, sold this property to Frank A. Friedman of Eastham.⁵ In 1962, Friedman's estate sold it to Elizabeth and Henry E. Goodrich of East Longmeadow, MA.⁶ This appears to be the first and only time this house transitioned from local ownership to seasonal use. The Goodrichs were still living in Longmeadow in 1968 when they sold it to Michael M. and Muriel K. Radlhammer of Eastham.⁷ The house remains in the Radlhammer family.

BIBLIOGRAPHY and/or REFERENCES

1910 Map, *Atlas of Barnstable County*, Boston, MA: Walker Litho. & Publishing Co., 1910.

Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.

Barnstable Patriot Archives. Sturgis Library Digital Newspaper Archive,
<https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home>.

Dunham's 1929 Eastham (Mass.) Street Directory.

Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.

Town of Eastham Tax Commitment Books. 1902-57.

United States Geological Survey. Aerial Survey 1938-2020,

<https://www.capecodcommission.org/our-work/cape-cod-chronology-viewer/>.
www.ancestry.com - Vital records.



Figure 1. Assessor Sketch Map.

⁴ Book 596/ Page 206.

⁵ Book 798/ Page 220.

⁶ Book 1177/ Page 532.

⁷ Book 1411/ Page 119.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

35 OAK ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
	EAS.1306



Figure 2. Detail of 1910 Barnstable County Atlas (arrow to future site of 35 Oak Road added).



Photo 2. Detail of 1938 USGS aerial survey (arrow to 35 Oak Road added).